

CITY OF BELLEVILLE CITY COUNCIL PLANNING COMMITTEE

MINUTES

May 6, 2019

In accordance with both a mailing to every owner of land within 120 metres of the subject properties and the posting of a notice on the properties with respect to applications from Ray & Jean O'Neill, City of Belleville, Tom Reid & Eleanor McEvoy and Meyers Creek Development Group., a Public Meeting was held in Council Chambers, 4th Floor City Hall, on the above date at 5:30 p.m. for the purpose of receiving submissions in connection with the applications.

PRESENT:

Councillor Paul Carr
Councillor Pat Culhane
Councillor Sean Kelly
Councillor Bill Sandison
Councillor Ryan Williams

ABSENT:

STAFF PRESENT:

Mr. Matt MacDonald, Director of Corporate Services/City Clerk
Mr. Rod Bovay, Director of Engineering & Developmental Services
Mr. Stephen Ashton, Manager of Policy Planning
Mr. Thomas Deming, Policy Planner

The Chair proceeded to call the Public Meeting to order and outlined, for the benefit of those present, the procedure to be followed with respect to the hearing of presentations.

1. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

2. OPENING REMARKS BY THE CHAIR

“The Public Meeting is being heard by the City Council Planning Advisory Committee and public notice has been given in accordance with the Planning Act. The non-elected members of the Planning Advisory Committee are Mr. John Baltutis, Ms. Kathryn Brown, Mr. Paul Jennings and Mr. David Joyce. Citizen appointees may ask questions and

participate in the discussion in order to assist in making recommendations to City Council but may not make motions or vote in connection with the Public Meeting.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the Planning Committee or City Council before the By-law is passed, the person or public body is not entitled to appeal the decision of City Council or the Planning Committee to the Local Planning Appeal Board (LPAT).

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to City Council or the Planning Committee before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Board (LPAT) unless, in the opinion of the Board, there are reasonable grounds to do so.

Any persons wishing to be advised of the Belleville Planning Advisory Committee's recommendation with respect to today's Applications are requested to leave their name and address on the appropriate notification sheet located on the clipboard beside the podium. In general, any recommendation made today will be forwarded to the next City Council Meeting."

3. PUBLIC MEETING - THE PLANNING ACT

3.1 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED, 4807 OLD HIGHWAY 2, CITY OF BELLEVILLE, COUNTY OF HASTINGS FILE NUMBER: B-77-1080 APPLICANT/OWNER: RAY & JEAN O'NEILL

At the request of the Chair, the Manager of Policy Planning described the subject application as follows:

"The property has approximately 300 metres of frontage on Old Highway 2. The Applicant requests a rezoning of the subject lands from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone and Rural (RU) Zone as a condition of consent for application B9/19.

In the Official Plan, the subject land is designated as 'Rural'."

No persons responded to the Chair's call upon those wishing to speak either for or against the application.

Moved by Councillor Sandison
Seconded by Councillor Kelly

THAT the “Ray & Jean O’Neill” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.2 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAWS NUMBERED 3014 AND 2076-80, AS AMENDED, REGARDING AGRI-TOURISM, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1081
APPLICANT: CITY OF BELLEVILLE

At the request of the Chair, the Manager of Policy Planning described the subject application as follows:

“The Application is to amend the Zoning By-laws to define agri-tourism and to add the use as an accessory use to Zoning By-Law 3014 (Thurlow) Prime Agriculture (PA) and Rural (RU) Zones, and to Zoning By-Law 2076-80 (Sidney) Agriculture (A1) and Agriculture (A2) Zones. The proposed amendment applies to all lands under the above zones.”

Mr. Jamie Chisolm stated his support for the amendment to assist them as property owners remain vibrant and viable.

No other persons responded to the Chair’s call to speak for or against the application.

Moved by Councillor Sandison
Seconded by Councillor Culhane

THAT the “City of Belleville” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED –

3.3 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 3014, AS AMENDED, 288 PINE HILL CRESCENT, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1082
APPLICANT: TOM REID
AGENT: ELEANOR MCEVOY
OWNER: TOM REID & ELEANOR MCEVOY

At the request of the Chair, the Manager of Policy Planning described the subject application as follows:

“The property has approximately 85 metres of frontage on Clearview Road. The Applicant requests a rezoning of the subject lands from Prime Agriculture (PA) Zone to Rural Residential (RR) Zone as a condition of consent for application B3/19.

In the Official Plan, the subject land is designated as ‘Rural’.”

Mrs. Eleanor McEvoy, Owner/Applicant, appeared in support of the application.

No other persons responded to the Chair’s call to speak for or against the application.

Moved by Councillor Culhane
Seconded by Councillor Kelly

THAT the “Tom Reid & Eleanor McEvoy” Planning Application be referred to the Regular Planning Meeting for further consideration.

- CARRIED -

3.4 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED, 125 SOUTH CHURCH STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1083
APPLICANT/OWNER: MEYERS CREEK DEVELOPMENT GROUP
AGENT: JOE SHUNOCK

At the request of the Chair, the Manager of Policy Planning described the subject application as follows:

“The property has approximately 18.76 metres of frontage on South Church Street. The Applicant requests a rezoning of a portion of the subject lands from General Commercial (C2) Zone and Non-Retail Commercial (C5) Zone to General Commercial (C2-49) Zone with special provisions to permit a Methadone Dispensary.

In the Official Plan, the subject land is designated as ‘City Centre’.”

Kate Johnson, operator of OATC spoke of plans for the site, services available and the expanded hours.

Mr. Zuban Gillespie stated he has not witnessed any issues related to the OATC clinic while it was housed in the downtown near his building.

Mr. Barry Jukosky, Owner of The Dairy Queen, is concerned with the clinic being opened in close proximity to his business.

Ms. Ashley of 73 Dundas Street appeared and is concerned with clients of the clinic mixing with children at bus stop.

Mr. Denis Newman relayed his concerns about the impact the clinic will have on the area and wants City of Belleville to follow other communities leads and processes.

Mr. Michael Vout of Vouts Dental/Hearing Center on Dundas/Church Street spoke about his concerns with the notice, contact and appropriateness of site.

Mrs. F. Long a resident of 33 Dundas Street stated she wasn't opposed in general but feels it is not in keeping with the surrounding community.

Mrs. Jean Czyczyro, Chair of Belleville Childrens' Safety Village is concerned that the Childrens' Safety Village was not mentioned in the report and stated that 134 classes visited in 2018.

Mr. Kevin Kehoe is concerned with the location being in a residential setting.

Mr. Brad Collin of 122 John Street South stated his concerns about traffic, parking, and impact on neighbours.

Mrs. Nicola Robertson relayed concerns about the impact the clinic will have on business and with safety.

Mrs. Beth Clancy of Split Second Printing presented a petition.

Dr. Chris Bardwell voiced concerns with littering, loitering and safety.

Mr. Richard Stinchcombe, Myers Creek Brewing Company stated his concerns about the location being mixed with residential area.

Mrs. Karen Shaw, Belleville Sport & Lawn relayed that she is concerned with the notice and impact on neighbouring properties.

Mr. Alex Soubliere, 69 Dundas Street is concerned with impact on property values.

No other persons responded to the Chair's call to speak for or against the application.

Moved by Councillor Sandison
Seconded by Councillor Williams

THAT the "Meyers Creek Development Group"
Planning Application be referred to the Regular
Planning Meeting for further consideration.

- CARRIED -

4. **ADJOURNMENT**

Moved by Councillor Kelly
Seconded by Councillor Culhane

THAT the Public Meeting be adjourned.

-CARRIED-